



## Fairfield Place, Winlaton, Tyne And Wear, NE21 5QF

**\*\*\*MUST BE VIEWED\*\*\*** A great two bedroom upper floor apartment in Blaydon. Briefly comprising of communal entrance with secure entry system, entrance hall, spacious open plan lounge/kitchen living space, two bedrooms (the master having its own en-suite shower room) and a main bathroom. Externally there is an allocated parking space as well as visitor parking. This property must be viewed to appreciate the standard of the accommodation on offer. Awaiting EPC.

**\*\*\*CHAIN FREE\*\*\***

**First Floor Apartment**

**Two Bedrooms**

**Two Bathrooms**

**Allocated Parking Space**

**Awaiting EPC**

**Offers Over £65,000**

**Living Space** 22' 9" x 11' 11" (6.93m x 3.62m) Max

Open plan living space with options for lounge, dining and kitchen areas.

**Bedroom 1** 14' 7" x 8' 11" (4.44m x 2.73m)

Benefits from its own en-suite bathroom.

**En-Suite** 6' 11" x 6' 4" (2.11m x 1.94m)

White suite en-suite shower, W/C and wash basin.

**Bedroom 2** 8' 1" x 6' 4" (2.47m x 1.93m)

Overlooks the entryway and allocated car park.

**Bathroom** 8' 6" x 7' 2" (2.58m x 2.18m)

Spacious white suite bath, w/c and wash basin.

**Externally**

Externally the property overlooks local shops and surrounding streets to the front. With code protected communal entryway and resident allocated car park to the rear. Only a short walk from Winlaton Village and transport links.

**Lease Information**

Length of original lease: 125 years Original date: April 2007 Years remaining: 108 Annual ground rent: £150.00 Ground rent review period: Every 25 Years Last ground rent review date: N/A Annual service charge: £1350 Included in the service charge: To Follow This will all be rechecked via a buyers conveyancer as part of their due diligence in the sales progression process.

**Additional Information**

This is a leasehold property. Building managed by Kingston Property Services. Awaiting EPC. Council Tax Band A. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

**Important Note To Purchasers**

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us

**EPC Graph (full EPC available on request)**

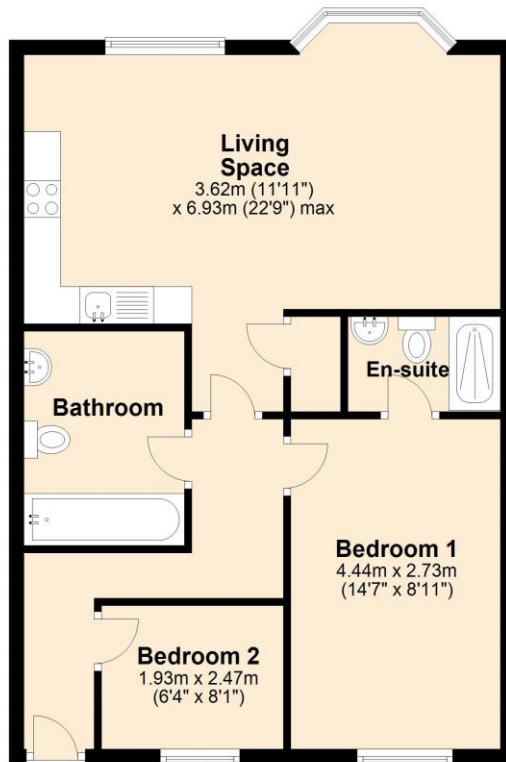




# Floorplan

## Ground Floor

Approx. 61.4 sq. metres (661.3 sq. feet)



Total area: approx. 61.4 sq. metres (661.3 sq. feet)

For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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